

BEFORE THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS
THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY
PLANNING BOARD OF THE M-NCPPC

**THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL
SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT**

(DRAFT III)

JOINT PUBLIC HEARING

July 1, 2025

COUNCIL MEMBERS:

PLANNING BOARD MEMBERS:

EDWARD BURROUGHS, III, Chair

PETER SHAPIRO, Chair (Absent)

KRYSTAL ORIADHA, Vice Chair

DOROTHY BAILEY, Vice Chair

THOMAS E. DERNOGA, District 1

A. SHUANISE WASHINGTON, Comm.

WANIKA FISHER, District 2

WILLIAM DOERNER, Comm. (Absent)

ERIC C. OLSON, District 3

MANUEL GERALDO, Commissioner

INGRID S. WATSON, District 4

SHAYLA ADAMS-STAFFORD, District 5 (Absent)

WALA BLEGAY, District 6

SYDNEY J. HARRISON, District 9 (Absent)

JOLENE IVEY, At-Large

CALVIN S. HAWKINS, II, At-Large (Absent)

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CHAIR BURROUGHS: (Recording comes on as follows:) for joining us. In order for this hearing to proceed, there must be three members of the Planning Board present. We have two that are present, and I believe one –

MS. BAILEY: Do you have handy the meeting passcode?

This is not going to work.

CHAIR: Yes, I can hear her. She has to mute? Okay, please go on mute.

MS. BAILEY: I have to go on mute. Okay.

(Pause in proceedings.)

CHAIR: All right. We have reconvened. Again, today is Tuesday, July the 1st, 2025. Good evening, everyone. On behalf of the Prince George's County Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission, I would like to welcome everyone to this public hearing on the third draft of the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment.

My name is Edward Burroughs. I am the Chair of the County Council as well as the Council Member for District 8. The Council – the County Council, sitting as District Council, and the Planning Board are jointly holding this hearing to obtain public comments on the third draft of the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA.

I would like to start by introducing members of the County Council and then ask the members of the Planning Board to introduce themselves. I'll start to my right with Council Member Dernoga. We'll work all the way to Council Member Watson and then I'll yield to the other dais.

1 MR. DERNOGA: Good evening, thank you for coming. Tom Dernoga,
2 District 1.

3 MS. FISHER: Good evening, thank you to my – a lot of my residents for
4 being here. My name is Wanika Fisher, Council Member for District 2.

5 MS. ORIADHA: Good evening, Councilwoman Krystal Oriadha. I represent
6 District 7 on the County Council and also serve as the Vice Chair.

7 MR. OLSON: Good evening, Eric Olson, District 3.

8 MS. WATSON: Good evening, I'm Ingrid Watson and I serve District 4.

9 MS. IVEY: Hi, I'm Jolene Ivey. I'm your Council Member At-Large, so I
10 represent all of you. Thank you so much for coming tonight.

11 CHAIR: I'll now turn to the Planning Board to introduce themselves.

12 MS. WASHINGTON: Good evening, Shuanise Washington, Commissioner,
13 Planning Board.

14 MR. GERALDO: Good evening, Manuel Geraldo. Mic. I do that as to
15 Planning 4 as well, Mr. Chairman. Manuel Geraldo, Commissioner, Maryland-
16 National Capital Park and Planning Commission. Thank you.

17 CHAIR: Vice Chair Bailey, can you –

18 MS. BAILEY: Dorothy Bailey, Vice Chair of the – Dorothy Bailey, Vice Chair
19 of the Planning Board.

20 CHAIR: Thank you very much. Are there any other elected officials that are
21 present?

22 MS. ORIADHA: Mr. Chair, you have Council Member Lee from the City of
23 Hyattsville.

24 CHAIR: Can you please stand up to be recognized?

1 MS. LEE: Hello, Michelle Lee, Council Member, City of Hyattsville.

2 CHAIR: For the record, Michelle Lee from the City of Hyattsville is present.

3 MS. LEE: Thank you.

4 CHAIR: Thank you.

5 The District Council initiated the Sector Plan – the District Council initiated
6 the Sector Plan on January 18th, 2022, through the approval of CR-002-2022
7 authorizing the Planning Department to prepare the first Preliminary Sector Plan
8 and Proposed Sectional Map Amendment.

9 After the first joint public hearing was held on October 11, 2022, the Planning
10 Board remanded the first draft plan and proposed SMA back to the Planning
11 Department on December 15th, 2022. The Planning Board Staff resumed work on
12 the second draft of the Plan and SMA in January 2023 and held another joint public
13 hearing on October the 1st, 2024.

14 The second draft was remanded, once again, on January 9th, 2025. The
15 third draft incorporates many of the ideas presented in the public testimony provided
16 at both the October 2022 and October 2024 joint public hearings.

17 Notice of today's hearing was mailed in May 2025 to all owners of property
18 for which a zoning change is proposed to the applicable municipalities – and to the
19 applicable municipalities. The testimony you will hear and provide tonight is a part
20 of an ongoing process that will lead to a new Sector Plan for areas surrounding
21 West Hyattsville Metrorail station and the Maryland 500, Queens Chapel Road
22 Corridor. The Preliminary Sector Plan amends the 2014 Prince George's County
23 2035 Approved General Plan, Plan 2035, by defining boundaries of the West

1 Hyattsville Local Transit Center and the Prince George's Plaza Regional Transit
2 District.

3 The Sector Plan will replace the 2006 Approved Transit District Development
4 for West Hyattsville Transit District Overlay Zone and will supersede the 2004
5 Approved Sector Plan for the Prince George's County Gateway Arts District, the
6 1994 Approved Master Plan for Planning Area 68 and the 1989 Approved Master
7 Plan for Langley Park, College Park, Greenbelt and Vicinity for portions of the
8 Planning Areas 65 and 68 within the Sector Plan area.

9 The Sector Plan will also amend the 2009 Approved Countywide Master Plan
10 of Transportation, the 2017 Approved Resource Conservation Plan and a Formula
11 2040 Functional Master Plan for Parks, Recreation and Open Space. The 2025
12 Preliminary West Hyattsville-Queens Chapel Sector Plan contains the vision for the
13 West Hyattsville Metro station and the Queens Chapel Corridor, along with goals,
14 policies and strategies to implement this vision.

15 This Sector Plan recommends the development of a new transit-oriented
16 development east of the Hyattsville Crossing Metro station and surrounding the
17 West Hyattsville Metro station implementing the Plan 2035 recommendations for
18 these two critical stations along the Metro Green Line. The Preliminary Sector Plan
19 is accompanied by a concurrent proposed Sectional Map Amendment, which
20 recommends 30 zoning changes necessary to implement this plan.

21 The proposed Sectional Map Amendment will amend the County Zoning Map
22 for the West Hyattsville-Queens Chapel Sector Plan area. The Preliminary Sector
23 Plan was prepared with months of input gathered from property owners, community
24 and neighborhood representatives, municipal staff.

1 The District Council will initiate the Sector Plan on January 18th, 2022
2 through the approval of CR-002-2022 authorizing the Planning Department to
3 prepare the first Preliminary Sector Plan and Proposed Sectional Map Amendment
4 after the first joint hearing was held on October 11, 2022. The Planning Board
5 remanded the first draft and Proposed SMA back to the Planning Department on
6 December 15, 2022.

7 The Planning Department resumed work on the second draft of the Plan and
8 SMA on January 23rd and held another joint public hearing on October the 1st, 2024.
9 The second draft was remanded, once again, on January 9th, 2025. The third draft
10 incorporates many of the ideas presented by the public testimony provided at both
11 October 2022 and October 2024 joint public hearing.

12 Notice of today's hearing – I feel like this is a repeat page, but I'll keep going.
13 Notice of today's hearing was mailed in May 2025 to all property owners for which in
14 zoning is proposed – a zoning change is proposed to the applicable municipalities.

15 We're hitting duplicate pages, Ms. Zavakos. I will just skip to an original
16 page.

17 The stakeholders participated in a variety of in-person and virtual meetings,
18 open houses, online community input platforms, including innovative virtual room,
19 stakeholder listening sessions, virtual office hours and other meetings and
20 communications, such as letters and emails, to inform and guide the Planning
21 Department in the development of the vision, goals, policies and strategies for the
22 Sector Plan.

23 If approved, the Sector Plan will set the stage for long-term development of
24 new neighborhoods, recreational and open space amenities, housing opportunities,

1 increased connectivity for area residents, visitors, students and workers between
2 this area and other destinations through the region.

3 Now, let me provide some information regarding the joint public hearing. To
4 ensure compliance with the law, if you intend to speak tonight in favor of an
5 intensification of zoning and you did not file the affidavit form, you will not be
6 permitted to speak on this issue.

7 However, you still have an opportunity to complete and submit the affidavit
8 and submit your request testimony in writing and file it with the Clerk of the Council
9 prior to the close of the record. The close of the record was previously advertised
10 as Wednesday, July 16th, 2025, 15 days after the public hearing. However, upon
11 reflection, it is the interest of this Council to provide the public with additional time
12 for review and comment and close the record date, so it has been extended to 20
13 days, making the new close of record date July 21st, 2025.

14 Testimony must be submitted by this date to be considered as a part of the
15 record. Affidavits that have already been submitted are still valid and do not need to
16 be resubmitted. If you wish to submit written remarks to supplement testimony you
17 may give tonight or prefer submitting written comments, please submit your
18 comments via the Council's EComment portal, email address or fax number found
19 in your legal notice and on today's agenda. Testimony and comments will not be
20 accepted via social media, U.S. mail or by telephone or voice messages.

21 To allow everyone a chance to speak, we're requesting that comments be
22 limited to two minutes per speaker. A timer will be set once you begin to speak, and
23 you will be notified verbally at one minute before your allotted time has elapsed and
24 then will be stopped once there's no time remaining. Your cooperation in

1 immediately concluding your comments is appreciated. You are encouraged to
2 submit your comments in writing.

3 At the end of the hearing, the record will be held open for 15 [sic] days, which
4 will conclude at 5:00 p.m. on Monday, July 20th [sic], 2025. This provides a period
5 of opportunity for written comments to be submitted into the record and officially
6 considered as a part of this hearing. Following the close of record, the Planning
7 Board will conduct a work session to review the testimony submitted for the record.

8 The Planning Board will then take one of the following actions on the Sector
9 Plan, adopt the Sector Plan as drafted, adopt the Sector Plan with amendments
10 based on the record of testimony submitted by the close of the public hearing for
11 this public hearing, remand the Sector Plan back to the Planning Director for further
12 analysis based on public testimony or disapprove of the Sector Plan.

13 If the Planning Board adopts the Sector Plan with or without amendments, it
14 will take one of the following actions on the proposed SMA: endorse the SMA,
15 endorse the SMA with amendments based on the record of testimony submitted by
16 the close of the public record for the public hearing or recommend disapproval of
17 the SMA. If the Planning Board disapproves the SMA, it cannot recommend
18 approval of the SMA because the SMA must be based on the Plan.

19 Once the Planning Board has adopted the Sector Plan and endorsed the
20 SMA, they will transmit both to the County Council. The County Council, in turn, will
21 conduct a work session to consider the adopted Sector Plan and endorsed SMA
22 and review the record of testimony. The Council will take final action on the Plan
23 around November 2025 or, if a second joint public hearing is required to receive
24 testimony on additional amendments, around April 2026.

1 At this time, I would like to call on Thomas Lester, the Project Manager, for a
2 presentation on the Preliminary Sector Plan and proposed Sectional Map
3 Amendment. We will then go to the sign-up sheet and start with any elected
4 officials who wish to speak. Before I turn it over to Mr. Lester, I do want to
5 acknowledge Council Member Fisher.

6 And, Council Member Fisher, do you have any opening remarks?

7 MS. FISHER: Yes, Mr. Chair, but I'll be really brief at the hour. I just want to
8 thank my residents for coming out today to talk about their likes and dislikes and
9 concerns with the West Hyattsville Sector Plan. We're on Draft III, hopefully our last
10 draft.

11 And I want to thank the Planning Board and I really want to thank those at
12 Park and Planning for all their hard work to listening to comments and addressing
13 our – District 2 is a vibrant community and the Metro at West Hyattsville has so
14 much potential for growth and for economic development in our county and I'm
15 excited to hear comments and concerns.

16 One thing I did want to highlight, and I was actually talking with colleagues so
17 I will do that, is – and thank you, Mr. Dernoga, because we looked up the Bill
18 together. There is HB-1466 that actually passed last legislative session in
19 Annapolis. That will require the County in the future months to come to look at ADU
20 legislation, regardless if we want to or not. And so that preempts, that goes over
21 your county government. But, of course, we'll look at what the means for us, how
22 we encourage or limit it and different things.

23 So I just wanted – I know some of you in particular communities have
24 concerns about ADUs and I'm sure we're going to hear about that tonight. But I just

1 wanted to uplift that, that there was state legislation that is going to require the
2 Council to also look at that and pass our own regs on ADUs. So, I just wanted that
3 – for you to be aware.

4 Oh, ADUs are Accessory Dwelling Units for those that don't know. So, I just
5 wanted to say that. Super excited. And for those of you who don't know, I live very
6 close to that part of our district, so I'm also very excited for this meeting and very
7 invested. Thank you, Mr. Chair.

8 CHAIR: Thank you.

9 Mr. Lester.

10 MR. LESTER: Thank you, Council Chair, Vice Chair, Council Members and
11 Planning Board Members. I'm Thomas Lester, the Project Manager. I'm joined this
12 evening by Tony Felts, Deputy Planning Director of Administration, Project
13 Facilitator Sarah Benton, and the Deputy Project Manager, Justin Thornton.

14 The purpose of today's presentation is to summarize the third draft of the
15 Sector Plan and Sectional Map Amendment and highlight the major changes
16 between the second and the third drafts before we hear the public's testimony on
17 the draft.

18 Tonight, I'll first provide a quick background of the project and then Justin will
19 go over the key policies and major changes that have been applied since the
20 second draft. And then I'll conclude by going over the current schedule and what
21 the next steps in the process are.

22 Here is a brief timeline of key events for the Sector Plan and SMA. The
23 County Council officially initiated the Plan together with the SMA on January 18th of
24 2022. The first draft was released on July 28th, followed by a joint public hearing on

1 October 11th. After being remanded by the Planning Board in December of 2022,
2 Staff revised the Plan from early 2023 through May 2024.

3 A second public hearing was held on October 1st, 2024. The draft was
4 remanded again in January of this year, and the approval to print the third draft was
5 granted April 24th of this year.

6 This slide shows the Sector Plan and Sectional Map Amendment boundary
7 located mostly in Planning Area 68 and entirely within Council District 2. It includes
8 parts of the City of Hyattsville, Brentwood and Mount Rainier and unincorporated
9 parts of the County, including the Avondale community.

10 The area stretches from the Prince George's Plaza Regional Transit District
11 in the north to the D.C. border in the south and surrounds the 2006 West Hyattsville
12 Transit District Development Plan area. This boundary and all of the properties
13 within were approved by the District Council as part of the original initiating
14 resolution for just the Sector Plan in 2020. And then that boundary was reaffirmed
15 again in January of 2022 by the District Council with a new initiating resolution for
16 the Sectional Map Amendment and the Sector Plan.

17 The Plan vision is fundamentally unchanged with some minor edits. The
18 vision was the product of extensive public outreach. Since the initiation, the project
19 team has convened and met with numerous focus groups, conducted more than 40
20 stakeholder interviews, held several virtual hybrid and in-person engagement
21 events in both Spanish and English, and maintained several online resources for
22 people to learn and participate in the planning process.

23 These slides will also show some of the illustrative concepts that depict the
24 Plan area if the recommendations were to be implemented. The vision for West

Hyattsville-Chapel area states that centered around the West Hyattsville Metro station, West Hyattsville-Queens Chapel is a vibrant, resilient and culturally and socially economically diverse community that embraces the northwest branch stream valley park and serves as a gateway to Prince George's County.

Equity and resiliency are championed by the community while supporting government officials in making policy decisions. Diverse neighborhoods provide multiple housing choices for a range of income levels. Natural resources and open spaces are key in providing additional assets to the community with proximity to parklands.

These parklands serve an ecological function and are programmed for a variety of recreation opportunities that promote wellness. Streets and shared-use paths are accessible, comfortable and safe for all people and all modes of travel. Local businesses are the heartbeat of this community with attractive, lively and thriving commercial areas and streetscapes that support an entrepreneurial atmosphere and encourage social interactions.

West Hyattsville is a transit-oriented community where the public realm and mixed-use areas work together to serve as community hubs for all residents, business owners and visitors.

Leading up to the joint public hearing, Staff briefed local planning committees and municipalities on the key changes to the Preliminary Plan focusing on changes that affect their respective city limits. For the City of Hyattsville, we've had several briefings with those meetings listed on the slide. Feedback was mixed. Some supported rezoning RSF-65 areas to allow more diverse housing, like duplexes, while others had concerns.

1 Opinions on Accessory Dwelling Units or ADUs were also divided; supportive
2 in some cases but with concerns about neighborhood character and infrastructure.
3 Transportation issues were also raised, especially bike safety, motor scooter issues
4 and limited parking. There were also concerns about development in sensitive
5 areas and the proposed floodplain overlay zone to address those risks. We also,
6 more recently, met with the Avondale and the Northwood Ridge Citizens
7 Association on June 25th.

8 Based on community input from the last joint public hearing, Staff were
9 prompted to re-review and conduct more analysis regarding certain aspects of the
10 Plan. We conducted a full review of the Plan to align it with recent legislation and
11 involving community needs. In response to HB 538, effective January 1st, 2025,
12 revisions were made to support affordable housing.

13 We also incorporated changes from Council Bill 15-2024, which updated
14 density standards in several zones. Beyond legislation, we looked at the risk of
15 losing naturally occurring affordable housing and proposed strategies to reduce
16 displacement. Lastly, Staff reviewed and analyzed and revised the zoning for
17 single-family detached residential neighborhoods throughout the entire Sector Plan
18 area.

19 I'll now turn it over to Justin to walk through some of the key policies and the
20 major changes.

21 MR. THORNTON: Thank you, Thomas. Okay, the next several slides
22 outline some major changes to the West Hyattsville-Queens Chapel Sector Plan.
23 Generally, there were only major changes to the land use/zoning, transportation,
24 housing and neighborhoods, community heritage, culture and design, and public

1 facility Plan elements. There were no major changes to the Plan vision or the Plan
2 elements for economic prosperity, natural environment or healthy communities.

3 First is the land use element and zoning. The policies aim to create a vibrant
4 and sustainable community around the West Hyattsville Metro station proposing a
5 mix of land uses at transit-oriented densities while incorporating best management
6 practices for several natural areas.

7 This slide highlights a major change to the land use chapter with updated
8 boundaries – with an updated boundary of the West Hyattsville Local Transit
9 Center. The boundary was adjusted with the addition and the removal of certain
10 right-of-ways and returning several properties along Chillum Road to the center
11 boundary. These updates help focus growth near the Metro while mitigating
12 environmental impacts.

13 Two new strategies have been added to the land use chapter under policy
14 LU 3. The first calls for a comprehensive floodplain study to explore creating a
15 floodplain overlay zone. The second recommends studying a Transfer of
16 Development Rights program that would offer opportunities for shifting growth from
17 sensitive areas to more sustainable, suitable locations if necessary.

18 Okay. On this slide, there are two key proposed changes for future land use.
19 First, all single-family detached neighborhoods are proposed to be reclassified from
20 Residential Medium to Residential Medium High to support diverse housing options
21 and take advantage of proximity to the Metro given that the area lies completely
22 within the 10-minute bike shed to the Metro station.

23 Second, the Washington Gas Light Company property is proposed to shift
24 from institutional to mixed-use encouraging a broader range of development. Both

1 changes align with the Plan's broader vision to promote higher densities and transit
2 adjacent development near the station.

3 And this slide is just for a reference but shows the existing zoning before we
4 discuss the proposed zoning. Okay. To align zoning with the Sector Plan's land
5 use goals, 38 zoning changes are proposed. All Residential Family-65 or RSF-65
6 areas are recommended for Residential Single-Family, Attached or RSF-A Zone,
7 supporting more housing options and allowing for home construction on a 5,000-
8 square-foot lot, which is the predominant lot size for 60 percent of the lots in the
9 community.

10 The Washington Gas Light Company site is proposed for rezoning to Local
11 Transit-Oriented-Edge or LTO-E to support future transit-oriented mixed-use
12 development. This change also influences related recommendations for Chillum
13 Road, bike/pedestrian upgrades and design guidelines for industrial land uses.
14 These are detailed in zoning changes 36, 37 and 38 in the SMA.

15 The proposed land use and zoning changes aim to support housing
16 affordability by introducing more housing options while preserving existing
17 neighborhood character. These updates lay the groundwork for allowing Accessory
18 Dwelling Units or ADUs in the future once county legislation aligns with state law.

19 The plan prioritizes moving people over cars by promoting active
20 transportation, green streetscaping and stormwater management. It enhances
21 pedestrian and bike networks to improve the 15-minute walk shed and 10-minute
22 bike shed while supporting the County's Vision Zero goal to eliminate traffic-related
23 deaths and serious injuries.

1 Okay. On this slide, it outlines proposed street classification and design
2 standards, focusing on retrofitting key streets in the local transit center. The
3 transportation plan has been aligned with the ongoing Go Prince George's
4 functional plan updating classifications and right-of-way lifts. A major change
5 includes upgrading Chillum Road to a mixed-use boulevard tied to the proposed
6 rezoning of the Washington Gas Light Company property to the LTO-E Zone.

7 This slide highlights key updates to the bicycle and pedestrian plan. The
8 proposed T-208 trail through WMATA property has been removed due to
9 challenging terrain and the presence of an alternate trail route. Also, planned bike
10 lanes on Jamestown Road or BL-200 have been revised to a shared-use path or
11 RES-233 to protect the mature trees and avoid right-of-way expansion.

12 Okay. Regarding economic prosperity, the Plan still emphasizes supporting
13 and promoting local businesses, including minority-owned businesses, while also
14 enhancing commercial corridors to benefit both residents and visitors. No major
15 changes were made to this Plan element.

16 In terms of the natural environment, the Plan still advocates sustainable
17 development with innovative green systems to adjust floodplain mitigation and aims
18 to preserve and expand the tree canopy. No major changes were made to this Plan
19 element.

20 In terms of housing and neighborhood, the Plan aims to increase the
21 quantity, diversity and affordability of the housing supply to support the initiative of
22 housing opportunities for all throughout this Sector Plan area. There are four
23 apartments located in the Plan area that are recommended for long-term
24 redevelopment from multi-family housing.

1 The housing and neighborhood section of the Sector Plan now places
2 greater focus on anti-displacement and affordable housing. It includes new
3 strategies, such as ongoing collaboration on anti-displacement efforts long-term,
4 connecting residents at risk of displacement with free legal aid, supporting renters'
5 advocacy groups who address rent increases, adopting "right to return" policies
6 countywide and partnering with a nonprofit to create a Community Land Trust to
7 provide more affordable housing.

8 In line with Maryland's Housing Expansion and Affordability Act or HB-538,
9 the Plan introduces Policy HN-4, which supports increased housing density near the
10 West Hyattsville Metro station. It allows a 30 percent density bonus for qualifying
11 projects with at least 15 percent affordable housing units within three-quarters of a
12 mile of the Metro station and encourages diverse housing types.

13 This section aims to prevent displacement and preserve existing
14 neighborhoods, especially for low income and vulnerable populations. It also
15 promotes equitable redevelopment by supporting the creation and preservation of
16 affordable housing.

17 Regarding community, heritage, culture and design, the Plan promotes
18 community branding and multi-lingual wayfinding to celebrate the area's cultural
19 diversity and history while building on the area's distinct identity. It also supports
20 integrating art in public and private spaces to enhance the sense of place.

21 This slide highlights a new Policy HD-8 introducing design guidelines for the
22 Washington Gas Light Company property if industrial uses are expanded or rebuilt.
23 Recommendations include native landscaped buffers near Chillum Road, the
24 stream valley and nearby homes, compliance with floodplain regulation and

1 discouraging liquid gas storage due to the site's proximity to residential areas in the
2 open space.

3 For healthy communities, the goal is to emphasize the preservation of senior
4 housing and assisted living facilities and promoting non-automobile transportation
5 options. There were no major changes to this Plan element.

6 Lastly, for public facilities, the Plan envisions a vibrant, transit-oriented
7 development that encourages outdoor enjoyment, public gatherings and healthy
8 lifestyles.

9 This slide highlights a key change to the public facilities section. The
10 proposed expansion of Chillum Road Park and Northwest Branch Stream Valley
11 Park have been removed to mainly not encroach on privately owned land.
12 However, the Plan still supports new park – the Plan still supports new parks,
13 plazas and open spaces, including the West Hyattsville Greenway, which is shown
14 in yellow and orange on the map.

15 And, with that, I will turn it back to Thomas to review the anticipated
16 schedule.

17 MR. LESTER: Okay. Thank you, Justin. We're currently having the joint
18 public hearing on the new draft. We anticipate having the Planning Board work
19 session with Planning Board action on September 11th of 2025. And that will be
20 followed by the District Council's work sessions in October, with final Council action
21 possible as soon as November 2025.

22 That concludes Staff's presentation, and I thank you for your time.

23 CHAIR: Thank you very much.

1 I will now move to our speakers list. Is Alan Socha here? After Alan, it will
2 be Peter and, after Peter, it will be Melissa.

3 MR. SOCHA: Good evening, Council Members. I spoke at the last hearing
4 and cited some census data and some concerns regarding the equity, particularly
5 with the rezoning aspects of the Plan. I don't think the revised Plan does much to
6 really address that. It doesn't expand the actual Sector Plan area. It adds more
7 rezoning within the Sector Plan area but still leaves out areas that are within the 15-
8 minute walk shed or 10-minute bike shed, particularly those east of Queens Chapel
9 just south of East-West Highway.

10 I think this is actually a little less equitable. I think the Sector Plan area
11 should be expanded to include these areas. Those areas utilize the same Metro
12 stations. They have bus routes on them. They also have access to some shops
13 and restaurants by Riverdale. They have access to the MARC. They stand to
14 benefit from this Plan without the costs of the rezoning. So, I really think a more
15 equitable Plan would rezone and expand that Sector Plan area to rezone more and
16 not just focus within the Sector Plan area.

17 I get that this is just a Plan, and part of that is also what scares me because,
18 since the last hearing, I have been seeing nothing but news about the state of the
19 economy in our country and our state. *The Hyattsville Life and Times* had an article
20 in May that basically said that Hyattsville's debt has tripled in the past ten years
21 despite revenue from property taxes increasing, that the City owes 26 million and is
22 behind on its audits.

23 *Baltimore Sun* has published articles about cuts to the federal workforce and
24 what that could mean to our state's economy. The University System of Maryland

1 has some institutions that have already faced layoffs and the system office has
2 already approved furloughs and salary reductions should we need it. I'm worried
3 that the parts of this Plan that require funding might not happen but yet the rezoning
4 will because the rezoning doesn't necessarily require that funding.

5 I think this Plan perhaps should be put on hold a little bit until the state of the
6 economy kind of improves in our state and stabilizes a little. I don't think the right
7 solution would be to borrow. I don't think the right solution either would be to
8 increase the density of some of these neighborhoods to try to increase some of the
9 property tax revenue with the hopes of carrying out parts of this Plan. Thank you.

10 CHAIR: Thank you.

11 Peter?

12 MR. STOCKUS: Thank you, Council. I can make this a little bit quick and
13 easy. My name is Peter Stockus. I have been a homeowner in West Hyattsville for
14 nearly five years, and I fully support the Sector Plan and the Sectional Map
15 Amendment. I do – I work in renewable energy and actually work in stakeholder
16 engagement, so I did want to just take a moment and commend the Planning Staff
17 for the open houses and everything. I think they were really well run and beneficial.

18 I did want to flag a few things. I do feel like, as a cyclist and a pedestrian
19 who is often commuting into D.C., I greatly appreciate the recommendations to
20 increase multimodal transit safety along Chillum Road and frankly just for flagging
21 this issue in general. Our County is so far behind, like our neighboring – our
22 neighbors when it comes to pedestrian safety, and so it means a great deal that this
23 is getting brought up over and over again.

1 Listen, I love where I live and I believe the smart and transit-oriented growth
2 will encourage economic prosperity and additional investments in my community.
3 Frankly, I bought a house in 2021, and I felt like I was running through the door as it
4 was closing as far as affordability goes. Anything that we can do to address that
5 missing middle, I want to support. I feel like that is what I'm doing to kind of keep
6 that door propped open for my friends and family. Thank you.

7 CHAIR: Thank you.

8 And after Melissa, is Andrea here?

9 MS. SCHWEISGUTH: Yes, Melissa from 38th Avenue?

10 CHAIR: Yeah.

11 MS. SCHWEISGUTH: Okay. Thank you, Council and Planning Board, for
12 being here tonight. My name is Melissa Schweisguth. I live in Hyattsville in the
13 Plan area. And first, I wanted to echo the thanks for the Staff for their hard work,
14 including the workshops, and a point-by-point response to comments in Draft II.
15 That was really an exemplary model for a transparent engagement. It was a lot of
16 work. It was really awesome.

17 I don't focus my comments on floodplain development zoning intensification
18 just placements and implementation. And I just wanted to echo what the previous
19 speaker said about safe streets and so why this is related to the Walkable Urban
20 Streets Act, so let's get that done. On floodplain, Draft II called for a full prohibition
21 on floodplain development and redevelopment. Draft III completely walks this back.
22 I would request a more considerate approach that considers infrastructure, such as
23 the improved levy that makes redevelopment appropriate in Queenstown but not

1 Chillum Road and land use that prevents environmental risks, such as autobody
2 and fuel operations right on the Anacostia.

3 I do support my neighborhood businesses but ask that you ensure they're in
4 the right place environmentally and support their relocation when necessary.

5 Rezoning, I do support the proposed rezoning, but I would like to see some
6 environmental nuance particularly, perhaps excluding properties in the floodplain or
7 the Chesapeake Bay Critical Area on NB 208 and Allison Street in Brentwood,
8 because we should really aim to reduce disturbance on these sensitive areas.

9 I would also prefer for it to be an option I could exercise because I'm quite
10 sure this is going to increase my property taxes whether or not I actually put a
11 second income-generating unit on my property. I'm very concerned that
12 displacement related to (undiscernible) redevelopment and zoning intensification
13 given the rapid rise of luxury townhomes and apartments in the Plan area and
14 around it. I appreciate the recommendations to the Plan that they really need more
15 detail to be credible and to be implemented.

16 And lastly, it's a great Plan but we need more details in how it will be
17 implemented, including the collaboration across all of these different units that have
18 the resources that make the decisions so that things do get implemented and how
19 planning will influence and educate other entities to implement this Plan. Thank you
20 very much.

21 CHAIR: Thank you.

22 Is Andrea here?

23 (Inaudible speaker from the audience.)

24 CHAIR: Okay, next, is Yahnei here?

1 MS. SHAMBOURGER: Hello, my name is Yahnei. This is my first time
2 speaking at one of these. I have lived in Hyattsville all of my life. I grew up here.
3 So, I'm not necessarily for the rezoning because we've already seen a lot of new
4 townhome developments popping up everywhere. With that – with this new rezone,
5 I live in a neighborhood that is detached single-family homes, so we've already had
6 to get residential street parking in our neighborhood because we've had more
7 issues with parking, which we never had before.

8 So, with this rezone, we'll – there will be new development and new
9 townhomes, most likely, and that can cause even more of an issue with parking.
10 And also, who's to say a building may not buy a strip of houses and stick
11 development right in the center of a detached home development? So like, are
12 there any restrictions on that? Like, will they be able to just – because as we've
13 seen, it doesn't take much land for them to stick an apartment complex or
14 townhome development. It doesn't take much. They can just buy maybe one strip
15 of houses and stick it right in the center.

16 So, that's why I'm not necessarily for the rezoning. I feel like there's already
17 a lot of new townhome developments and new apartment buildings being built. So,
18 there's not – I'm not seeing a lot of new detached, single-family developments being
19 built in the area.

20 And then, listening to the presentation, I did notice that you all mentioned the
21 extension to the Washington Gas. I do feel like that will potentially expose us to
22 more hazards because just by – just doing a quick – because I just heard that part
23 because it's my first time again. But I just did a quick search and, just with that type

1 of station, that can involve facilities for processing, storage and distribution of
2 natural gas as well as land for power plants that utilize natural gas.

3 So, some of the hazards that we will now be more exposed to will be gas
4 storage accidents, pipeline leaks and explosions, emissions from those wells and
5 facilities, fires and explosions, just things of that nature we will be exposed to more.
6 I remember, like, a long time ago this was proposed, and I believe it was dismissed.
7 So, it just seems like, I'm assuming it's coming back now and they want to extend
8 more to build more there, but I do believe that will expose us to more hazards. That
9 was all.

10 CHAIR: Thank you.

11 Ravi and then Nancy and then Jewel.

12 MR. GANESH: Good evening, Council. My name is Ravi Ganesh, and I've
13 pretty much been –

14 CHAIR: You can adjust your mic.

15 MR. GANESH: Thank you. I've been living in Hyattsville for actually my
16 whole life now and the location where I'm in, I also run my business there and have
17 no plans of really tearing it down and, you know, turning it into an apartment
18 complex or anything like that.

19 And so, because of that, you know, I would be opposed to any change in the
20 zoning classification for my property since that would increase the cost and burden
21 on me without any tangible benefit and, specifically, the change would make it pretty
22 much more expensive to live and work there.

23 MS. GASKINS: So good evening, I'm Nancy Gaskins, because I've been a
24 proud member of Prince George's County for over 40 years and a homeowner in

1 Avondale for about 15 – for 15 years. I've raised three children. I'm raising my
2 grandchildren now off and on and I continue to be viable in the community.

3 Avondale has remained a stable, safe and welcoming neighborhood over the
4 years. And I've known about Avondale since I was a child, and I'm pretty sure of
5 the integrity of the neighborhood. It's got that small town charm, architectural
6 continuity, diversity and a deeply rooted history.

7 So, I'm speaking not only as a resident but as a board member of the
8 Avondale-North Woodridge Community Association to voice my strong opposition to
9 the rezoning. There are several reasons why. First of all, lack of proper notification.
10 When we met with the Planning Board, we were told that notification was sent out in
11 2020 about this. We – none of us knew about it. None of us here, and there's
12 about eight of us here right now, knew about it until March or May of 2025.

13 So, I think that not telling us about any adequate notification, that undermines
14 the public trust. And there's a situation where, if a check was lost in the mail, the
15 sender would investigate rather than simply say it was delivered. So, we deserve
16 that same consideration and transparency that other jurisdictions have had in
17 knowing about this.

18 And in terms of infrastructure concerns, traffic congestion on Queens Chapel
19 Road during peak hours is already a daily challenge. Adding higher density housing
20 would only worsen these conditions. County services and police response and road
21 maintenance are already stretched. So, without significant investments in
22 infrastructure, any increase in population density would degrade the quality of life
23 for our residents.

1 And future implications, Avondale, again, is a close-knit unincorporated and
2 well-informed community. We are diverse engaged and invested in maintaining the
3 character and safety of our neighborhood. It's unacceptable for an unrelated
4 municipality or any outside interest to include Avondale in a rezoning proposal that
5 offer us no benefits and poses substantial harm. We haven't even been told about
6 the tax implications and that is important.

7 So, our request is we – I just urge the Planning Board to amend the proposal
8 and remove Avondale from consideration before it moves forward. If that is not
9 possible, we'd like to make a formal request to the Chairman, you, to make this
10 amendment before any vote.

11 CHAIR: Okay.

12 MS. GASKINS: Thank you.

13 CHAIR: We ought to talk to Councilwoman Fisher about that.

14 Ms. Smith.

15 MS. SMITH: Hi, good evening, Council. My name is Jewel Smith, and I
16 serve as the Vice President of the Avondale-North Woodridge Community
17 Association. I am the mother of four and a half children. And I moved from the
18 congestion of the District of Columbia to Avondale Road in 2017. I was attracted to
19 the close-knit community.

20 I rise today to express my strong opposition on behalf of myself and my
21 neighbors to proposed rezoning of Avondale Grove – I'm sorry, Avondale-North
22 Woodridge from SFA-65 to SFA-A. As the County Chairman indicated today,
23 Draft III, which includes changes to our neighborhood, was not announced to
24 Avondale homeowners until May 2025, less than 60 calendar days from today.

1 This change would irreparably alter the character of our neighborhood and
2 not for the better. Infrastructure is a major concern. Queens Chapel Road is
3 already clogged at rush hour. Police coverage is stretched thin. More residents
4 would need more cars, more congestion, et cetera. Increasing the density would
5 only heighten risk of crime, especially for our elderly residents and young families,
6 such as myself.

7 There's also economic cost. Rezoning could drive up property taxes without
8 improving County services. It's an unfair burden on long-term homeowners.
9 Environmentally, higher density means less green space and worse air quality.
10 We've already lost natural habitats, like the ravine behind Russell Avenue. We
11 can't afford to lose more.

12 Finally, our community is currently quite diverse with multi-generational
13 families occupying individual residences. Our small area includes beautiful parks
14 and traffic circle green spaces. Our children comfortably play outdoors and are
15 known by welcoming neighbors. Avondale has always welcomed new families.
16 Most property lots are 5,000 square feet or less. However, our area does include a
17 number of larger property lots adjacent to current school bus stops.

18 I am personally in favor of an ADU. However, to permanently change our
19 close-knit community with the eventual construction of low-rise or high-rise multi-
20 family, commercially-owned properties would have devastating consequences that
21 could never be corrected.

22 In short, this Plan would reduce our quality of life and dismantle a very
23 unique, historically significant community, and I urge you to reconsider the rezoning

1 of Avondale-North Woodridge neighborhood, which I believe is Change 36 within
2 the West Hyattsville Sector Plan. Thank you.

3 CHAIR: Thank you.

4 Casey. After Casey, Pat. After Pat, James.

5 MS. CIRNER: Hi, good evening, Chair Burroughs and Members of the
6 Council and Members of the Planning Board. My name is Casey Cirner. I'm an
7 attorney with Miles and Stockbridge located at 11 North Washington Street in
8 Rockville.

9 We represent Queenstown Apartments Limited Partnership, the owner and
10 operator of Queenstown Apartments, which is a multi-family development with over
11 1,000 units in garden-style apartment buildings served by parking and amenities.
12 It's located at 3301 and 3110 Chillum Road and consists of nine parcels totaling
13 33 acres.

14 We support the Sector Plan's recommendation of LTO-C zoning for this
15 property and appreciate all of the efforts and work of the Planning Department in
16 addressing our concerns with the 2024 Sector Plan draft. The Sector Plan maps
17 identify all of Queenstown Apartments being rezoned to LTO-C. And Appendix D
18 lists all of those properties by Tax Identification Number to be rezoned to LTO-C.

19 However, we noticed that one of the Queenstown Apartments' parcels was
20 missing from that list, and so we would ask that part of Parcel 4, which is Tax
21 Identification No. 171839505, be included in Appendix D. And we appreciate all of
22 the robust public benefits recommended by the Sector Plan, and we count at least
23 25 strategies that could apply to the redevelopment of Queenstown Apartments.

1 And to ensure that the right economic balance is struck between the
2 recommended density and the cost of the public improvements, we would suggest
3 that the strategies include flexible language in order to allow Staff, in reviewing
4 development applications, to have the flexibility, if necessary, to strike that balance.

5 The Sector Plan does acknowledge the cost of redevelopment in – by
6 recommending the TDR program related to the proposed Overlay Zone. That is in
7 strategy LU 3.2 and we support that TDR program, which is set forth in LU 3.3.

8 So, thank you for your time, and we will be submitting written comments
9 before close of record.

10 CHAIR: Thank you.

11 Pat.

12 MR. PADUA: Good evening, I'm Pat Padua. I'm President of the Avondale-
13 North Woodridge Citizens Association. I have in my hand more than 100 signatures
14 from Avondale residents opposed to the rezoning proposal from RSF-65 to RSF-A.
15 The proposal was made without any input from our largely Black and Hispanic
16 community.

17 I've been told that changes to the Plan come from testimony but, according
18 to analysis of testimony from the October 2024 hearing on Draft II, Staff
19 recommended expanding the RSF-A Zone to address complaints from another
20 neighborhood, Queens Chapel Manor residents, who should not have determined –
21 who should not determine our fate complaining that the rezoning plan was
22 inequitable. And I think it's even worse now.

23 No one from Planning, much less our own Council Member, despite repeated
24 entreaties, reached out to us before the third draft was issued. There's not enough

1 time to study the negative impacts on the area which include but are not limited to
2 safety. The thriving commercial strip on Chillum Road caters for vice, a strip club, a
3 dispensary, a 24-hour convenience store where you can buy brass knuckles.
4 Encouraging inflow will increase criminal activity in a neighborhood with large
5 numbers of elderly residents and young families.

6 Historical, Avondale was the last community developed by legendary
7 Washington builder, Harry Wardman. The neighborhood has remained mostly true
8 to its vision for 80 years. Encouraging inflow would ruin the charming historically
9 significant neighborhood.

10 Environmental issues, infrastructure, economic issues, my neighbors and
11 fellow board members have discussed that. I could tell you all about these things
12 but, in short, the Avondale-North Woodridge community wholeheartedly opposes
13 this rezoning, and we ask that Avondale be removed from the rezoning plan. Thank
14 you.

15 CHAIR: Thank you.

16 James.

17 MR. BUTTY: My name is James Butty and I'm presenting on behalf of my
18 wife, Jo-Anne, who was President of the community for nine years. We just want to
19 express our opposition to the proposed rezoning of our property at 4831 Russell
20 Avenue, Hyattsville.

21 As long-time residents and active members of the Avondale-North
22 Woodridge community, we are deeply concerned about the potential impact of this
23 change for our neighborhood. We have submitted this statement already, so I'll just
24 summarize the reasons why we are opposed without going into detail.

1 Because of the loss of our community character, the proposed change with
2 zoning intensification that includes the addition of duplexes and triplexes, would
3 alter the established residential character of our community. Also, the increased
4 traffic and safety hazards, the proposed rezoning would lead to a substantial
5 increase in traffic volume and parking on streets not designed for high capacity,
6 creating serious safety concerns for our residents.

7 Strain on local infrastructure and services, our community's infrastructure,
8 including roads, water, sewage and public services, such as schools and
9 emergency response, is not equipped to manage the density that rezoning will
10 bring. Also, negative environmental impact, development under the new zoning
11 could result in increased runoff.

12 For these reasons, we are asking this proposal be rejected. Thank you.

13 CHAIR: Thank you.

14 Mr. Parker followed by Mr. Todd, Niambi Carter.

15 MR. PARKER: Good evening –

16 CHAIR: Good evening.

17 MR. PARKER: - Council Chair Ed Burroughs, Members of the County
18 Council and Members of the Planning Commission – Planning Board. For the
19 record, my name is Midgett Parker. I'm an attorney with the law firm of Midgett S.
20 Parker, P.A., and I'm – with offices at 5827 Allentown Road. I'm here on behalf of
21 Washington Gas, the owner of a piece of property within this planning area known
22 as, we call it as the Washington Gas Chillum facility, 2130 Chillum Road.

23 We'd like to thank Park and Planning Staff for the extensive amount of work
24 they've done in the document Staff Draft III, focusing in on Washington Gas, but we

1 disagree with their ultimate conclusion that the property should be rezoned Local
2 Transit-Oriented-Edge. That's a location but it's not the use of that property.

3 You'll hear from Washington Gas later. The long-term use of the property
4 has been industrial since the 1930s, through the 1930s to today and into the
5 foreseeable future. And looking at Staff Draft III, they did spend a lot of time talking
6 about land use goals 7.4, 7.5 and 7.6. I think this is on Page 71 of the Staff Draft.
7 And these are very aspirational type of goals.

8 They say the long-term redevelopment of the Washington Gas facility should
9 focus on creating a mixed-use development. Well, right now, it's currently operating
10 and has since the 1930s operated as an industrial property serving not only Prince
11 George's County, Washington, D.C. and northern Virginia customers with natural
12 gas.

13 Land use goal 7.5, the Chillum site should be rezoned Local Transit-
14 Oriented-Edge, LTO-E, to better position the property for long-term mixed-use
15 development as shown in the future land use map. Yes, long term but the
16 foreseeable future, for me and perhaps many of us here, is going to be industrial not
17 being redeveloped some way – other way.

18 And they say in 7.6, again, Chillum, if, if the Washington Gas facility is
19 decommissioned and redeveloped with a new use, the property owner should
20 partner with the Maryland Department of the Environment and other stakeholders.
21 Yes, that's a great aspirational but it's not reality. It's not going to be
22 decommissioned anytime soon.

23 I remember, as a young child living in Washington, D.C. NE, and we would
24 travel up Chillum Road on our way somewhere else. And I'd see those big tanks

1 and I could still – even though those tanks were decommissioned in 1999, it's still
2 an active industrial use.

3 I want to leave you with one thought and that is, there is a requirement in the
4 zoning law for uniformity. There's a case that your legal counsel – I'm looking for
5 her. I don't see her here right now, but known as *In The Matter of Concerned*
6 *Citizens of Prince George's County, District 4* in Maryland Court of Appeals which
7 the Court stated that there's a uniformity requirement. The Zoning Code must –

8 CHAIR: I'm sorry, sir.

9 MR. PARKER: - equally be applicable to all – time?

10 CHAIR: Yeah.

11 MR. PARKER: Okay, I will put that in my written comments, which will be
12 submitted, but that's an issue. In order to be compliant with the Maryland Zoning
13 law, you have to be uniform. And Washington Gas owns other properties in the R
14 Zone, Industrial Employment, which we're seeking here. Thank you very much.

15 CHAIR: We look forward to your written comments.

16 MR. PARKER: Okay.

17 CHAIR: Mr. Todd.

18 MR. TODD: Good evening, Chair Burroughs and Members of the Prince
19 George's County Council and Members of the Prince George's County Planning
20 Board. For the record, my name is Brandon Todd, and I serve as Vice President of
21 Government Affairs, Policy and Advocacy for Washington Gas Light.

22 Washington Gas has been a proud energy provider to the Washington
23 metropolitan region for 177 years, currently serving over 1.2 million customers
24 across Maryland, D.C. and Virginia. In Maryland, we serve over 500,000

1 customers, including 250,000 residents and businesses in Prince George's County,
2 and we are committed to delivering safe, reliable, affordable and secure energy.
3 We are proud that we employ more than 650 Maryland residents across our
4 company.

5 I am here today to respectfully request that the Planning Board consider the
6 evidence we've presented in the record and grant an Industrial land use
7 classification for our Chillum property that more accurately reflects both its historical
8 and future uses. Since 1933, this property has been continuously and consistently
9 used as a natural gas storage, transmission and distribution center. This
10 longstanding use underpins Washington Gas' request for rezoning to an Industrial
11 Employment classification, which we believe is necessary to support both current
12 and future uses.

13 Today, nearly 100 employees report to work from the Chillum site daily
14 where we conduct a range of critical activities, including natural gas transmission
15 and distribution operations, operations in maintenance, maintenance and support
16 for our fleet, training, including CDL certifications, and material and equipment
17 storage.

18 For many years, the Chillum property has been zoned in a way that does not
19 reflect its actual and current use. In February of 2020, Washington Gas took steps
20 to correct this by engaging in the countywide map amendment process, submitting
21 evidence to support our request. We've actively participated in the Sector Plan
22 amendment process with M-NCPPC Staff over the last several years, and this
23 participation has included stakeholder meetings, submitting written documentation.

1 And now we are requesting the Planning Board to review the full record and
2 grant us the Chillum property an Industrial land use classification. And we will
3 ensure that we submit written comments before the record closes. Thank you,
4 Chairman.

5 CHAIR: Thank you and thank you for your service.

6 Ms. Carter and then, lastly, I believe it's Ms. Penn.

7 MS. CARTER: Good evening, Council. Thank you for having us here, and I
8 won't bore you by repeating many of the things that my neighbors have already
9 said. My name is Niambi Carter. I'm a resident of the Avondale community. I live
10 on Ingram Street.

11 And many of the reasons I live in that neighborhood is because of how the
12 neighborhood looks. I knew I wanted to move in that neighborhood when I was 14
13 years old. I grew up on Brightseat Road living in an apartment and then later in
14 Glenarden in a townhouse. So, I know all size of this sort of housing proposition
15 that is being put here, and I picked that neighborhood very intentionally.

16 When I left the District, it was because I wanted that neighborhood. I like the
17 deer. I like the robins that come to my neighborhood, and I want to keep it that way.
18 Moreover, our neighborhood, our street – excuse me, my street doesn't even have
19 sidewalks.

20 We can't even get a traffic hump. I wrote to Councilman Fisher's office as far
21 back as 2023 to voice my concerns about the fact that we have so much traffic that
22 comes through trying to get to Michigan Avenue faster or to get through because of
23 all of the backups on Chillum Road on Queens Chapel and what a danger that is.

1 We have children, who have to go to school, walking really in the street to wait for
2 the bus because we don't have sidewalks on my street.

3 As a person who enjoys being outside, I can't even get sidewalks on my
4 street, yet you want us all to agree to have more families in our community and
5 change the character of our community and you haven't even provided the basics in
6 safety and infrastructure for our community.

7 And while we have representatives of Washington Gas here, I would ask
8 them to please keep those trucks from careening through my street at high rates of
9 speed with heavy equipment and machinery.

10 So, I think, before we get to the upzoning, which I understand also as a
11 policy professional – I'm a professor at the University of Maryland in the school of
12 public policy – I understand the intuition. And it is not to say that we should not
13 have affordable housing in our community. But upzoning, in and of itself, will not
14 solve that problem.

15 If there is not more intention, if there is not more inclusionary zoning, if there
16 is not more attention paid to making sure the homeowners who pay property taxes
17 are not displaced, this can be a disaster that you all have not even thought all the
18 way through. Because, as a person who's lived in this community for three years,
19 my mortgage has gone up \$400 in four years just on property taxes alone.

20 So, there is no way you can convince me that this will not have negative
21 downhill consequences for the homeowners, not just the tenants in our community.
22 Thank you.

23 CHAIR: Thank you.

24 (Applause.)

1 MS. PENN: Good evening, Council and Planning Board, and thank you for
2 all the hard work you have put into the zoning. My name is Yvonne Penn. I am the
3 senior pastor at First United Methodist Church in Hyattsville. We boast more than
4 1,000 members at our church, and I stand to represent them and some leaders that
5 came with me tonight. I'm here in full support of upzoning to transit to multi-family
6 senior housing and the multi-family housing unit.

7 I'm here also to represent those who cannot represent themselves, the poor
8 and those who live that I see every day and work with every day that don't have
9 housing to go to. We have a piece of property between Belcrest and East-West
10 Highway that we are working on presently. We have the designs to put multi-family
11 complex and also provide housing for persons we see every day in the street who
12 need housing.

13 So, I'm in full support of this. We want to do a housing project. We want to
14 make sure that everybody stays out of the rain, the snow and when it's burning
15 outside, like it is right now. Thank you very much.

16 CHAIR: Thank you. This concludes our speakers list of this public hearing.
17 I believe everyone signed up who intended to speak unless I'm mistaken? Seeing
18 none, this concludes our public hearing.

19 Thank you all so much for your very inciteful feedback. I know Council
20 Member Fisher is going to weigh all of this. I will say, requesting speed humps and
21 speed bumps and signs really is a – has been a function of the executive branch.
22 And I, in the past, struggled to get those for my district and so I'm sure, under this
23 new administration, we'll improve in that area but I just wanted to say that.

24 With that, is there a motion to adjourn?

1 MS. WATSON: So move.

2 MS. ORIADHA: Second.

3 CHAIR: It's been moved by Council Member Watson, seconded by the Vice
4 Chair. All those in favor, please affirm and say aye. We are adjourned. Thank you.

5 (Whereupon, the joint public hearing was concluded.)
6

7 CERTIFICATE OF TRANSCRIBER

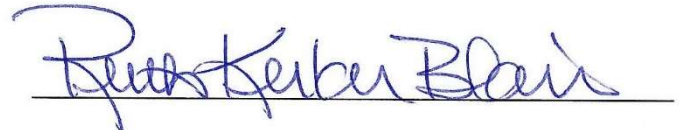
8 I, Ruth Kerker Blair, hereby certify that the excerpt of the testimony given in
9 the above-entitled matter was transcribed by me, and that said transcript is a true
10 record, to the best of my ability, of said testimony.

11 I further hereby certify that I am neither a relative to nor an employee of any
12 attorney or party herewith, and that I have no interest in the outcome of these
13 proceedings.

14 This 12th day of July, 2025.

15

16



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RUTH KERKER BLAIR

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